

MEMORANDUM

9:00AM
RECEIVED

TO: Town Clerk
Park and Recreation Department

FROM: Jeremy B. Ginsberg *JBG*

DATE: September 24, 2015

SUBJECT: Special Meeting

SEP 25 2015

TOWN CLERK'S OFFICE
DARIEN CT.

The Planning and Zoning Commission will hold a special meeting on Tuesday, September 29, 2015 at 8:00 P.M. in Room 206 of Town Hall. A copy of the agenda is below.

All meetings of the Planning and Zoning Commission will be concluded by no later than 11:00 PM. Any necessary continuation of a meeting or hearing will be scheduled generally for the first Tuesday of the following month at 8:00PM.

During public hearings, applicants and others addressing the Commission are requested to limit their presentations to not more than fifteen minutes in order to complete all agenda items in a timely manner.

PLANNING AND ZONING COMMISSION SPECIAL MEETING AGENDA

Tuesday, September 29, 2015

8:00 P.M.

Room 206
Town Hall

GENERAL MEETING

Town Plan of Conservation & Development. (approximately 8-9:15pm).

Booklet 5b—Possible Strategies—Enhance Downtown

Booklet 5c—Possible Strategies—Transform Noroton Heights).

Discussion, deliberation and possible decision the following:

Land Filling & Regrading Application #362, Evan Saucedo, 1 Fairmead Road. Proposing to regrade for the construction of a new driveway and associated retaining walls, and to perform related site development activities.

Approval of Minutes

September 8, 2015 General Meeting

Since this is a Special Meeting, no "Other Business" can be considered.

PUBLIC HEARING

Continuation of Public Hearing regarding Proposed Amendment to the Darien Zoning Map (COZM #1-2015), Special Permit Application #246-C/Site Plan #251-C, Land Filling & Regrading Application #184-C/lot line adjustment, Sun Homes Darien, LLC, 36, 42 (formerly 0), and 48 Wakemore Street (Kensett II). Proposing to: establish the Designed Community Residential (DCR) overlay zone on parcels totaling approximately 2.49+/- acres; and raze the existing three structures on those properties and constructing ten

new structures containing fourteen market rate units and three off-site below market-rate units at 269 Hoyt Street (two of which will be age-restricted); combine the three Wakemore Street parcels with Kensett I; and perform related site development activities. The subject properties are located on the north side of Wakemore Street approximately 1,025 feet east of its intersection with Hoyt Street, and are shown on Assessor's Map #8 as Lots #226/227 (36 Wakemore Street), #228/229 (42 Wakemore Street), and #230 (48 Wakemore Street), now in the R-1/3 Zone.

PUBLIC HEARING OPENED 9/15/2015. DEADLINE TO CLOSE PUBLIC HEARING IS: 10/20/2015 UNLESS EXTENSION IS GRANTED BY APPLICANT.

Proposed Amendments to Darien Zoning Regulations put forth by Gleason & Associates, LLC on behalf of BMW of Darien (COZR #3-2015). Proposal to amend Sections 210, 665, and 666 of the Darien Zoning Regulations as follows: to establish a definition of a Parking Device in Section 210; to allow Parking Devices as an Accessory Use Requiring a Special Permit in the Service Business (SB) Zone in Section 665; and to specifically exempt Parking Devices from Building Coverage and Minimum Yard Requirements in Section 666.

Business Site Plan #194-G/Special Permit, BMW of Darien, 136-138 Ledge Road. Proposal to allow installation of ninety parking devices at its 140 Ledge Road site and perform related site activities. The subject property is located on the north side of Ledge Road, approximately 450 feet west of its intersection of Boston Post Road, and is shown on Assessor's Map #39 as Lots #21E and #22 in the Service Business (SB) Zone.

THE FOLLOWING AGENDA ITEM WILL BE OPENED AND IMMEDIATELY CONTINUED TO OCTOBER 20, 2015:

Proposed Amendments to the Darien Zoning Regulations put forth by the Darien Planning & Zoning Commission (COZR #2-2015). Proposing to amend the Darien Zoning Regulations as follows:

1. Defining Building Coverage (Sections 210 and 223) relative to elevated patios, HVAC units, generators, fuel tanks, and pool equipment.
2. Modifying how side lot lines are defined where there is a small jog in the line (Section 210).
3. Modify Section 230 to allow Monument Signs and Modify Sections 925.1 and 926.3 to allow such signs in certain non-residential zones (the OB, DOR-1, DOR-5, SB and SB-E Zones).
4. Modify Section 334 and 385 to eliminate the need for Lot Width variances to redevelop on building lots which have at least 50% of the required Lot Width and Depth.
5. Modify Section 371—Height of Buildings or Structures (clarify Building Height relative to cupolas and mechanical equipment.)
6. Modify Section 384—Non Conformity, Other Than Use to clarify the existing Regulation.
7. Modify Section 406 #7—Eliminate the Total of Two side yards requirement which now affects the R-1/3 and R-1/5 Zones.
8. Modify Section 406f regarding detached accessory structures, to not allow finished space in detached accessory structures which do not meet the principal setbacks.
9. Modify Section 575 Area and Bulk Requirements DCR Zone to clarify what counts towards floor area.
10. Modify Inclusionary Zoning Regulations (Sections 583, 588a through 588e) to require that all below market rate units be changed to be affordable to those with an income equal to or less than 80% of State Median Income (SMI). Include updated SMI data and calculations.
11. Modify Section 572 to refer to the DMR Zone, when it should refer to the DCR Zone.
12. Modify Section 577 to reference signs allowed in the DCR zone.
13. Modify Section 625 Item 15 to be Maximum Average Floor Area of All Dwelling Units.
14. Modify Section 873. (Eligibility for Certification) to reflect updated report name and date.

ADJOURN.